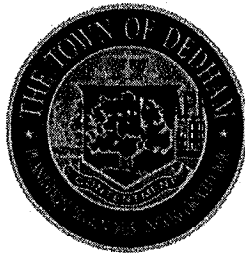


**ZONING BOARD MEMBERS**  
JAMES F. McGRAIL, CHAIRMAN  
J. GREGORY JACOBSEN, VICE CHAIRMAN  
SCOTT M. STEEVES  
E. PATRICK MAGUIRE, LEED AP  
JASON L. MAMMONE, P.E.

**ASSOCIATE MEMBERS**  
JESSICA L. PORTER  
JARED F. NOKES, J.D.

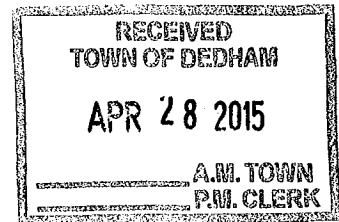


8 PM 3:18

DEDHAM TOWN HALL  
26 BRYANT STREET  
DEDHAM, MA 02026  
PHONE 781-751-9242  
FAX 781-751-9225

**ADMINISTRATIVE ASSISTANT**  
SUSAN WEBSTER  
[swebster@dedham-ma.gov](mailto:swebster@dedham-ma.gov)

**TOWN OF DEDHAM**  
**COMMONWEALTH OF MASSACHUSETTS**  
**ZONING BOARD OF APPEALS**  
**DECISION**



APPLICANT: Paul J., Joseph B., and Robert E. Laughter  
PROJECT ADDRESS: 17 Roosevelt Road, Dedham, MA  
CASE # VAR-02-15-1792  
PROPERTY OWNER/ADDRESS: Paul J., Joseph B., and Robert E. Laughter, 17 Roosevelt Road, Dedham, MA  
MAP/LOT AND ZONING DISTRICT: 196/26, Single Residence B  
  
DATE OF APPLICATION: March 12, 2015  
MEMBERS PRESENT AND VOTING: James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, Jason L. Mammone, P.E., Jessica L. Porter  
  
PETITION: To be allowed a six-month extension of approval granted on April 16, 2014, and filed with the Town Clerk on May 13, 2014, for construction of a single family dwelling with 70 feet of frontage, 7,000 square feet total lot area, and front yard width of 70 feet.  
  
SECTION OF ZONING BYLAW: *Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements, and MGLA Ch. 40A, §10*  
  
DATE FILED WITH TOWN CLERK: APRIL 28, 2015

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts, held public hearings on Wednesday, April 15, 2015, in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, James F. McGrail, Esq., Chairman, J. Gregory Jacobsen, Vice Chairman, Scott M. Steeves, and Jason L. Mammone, P.E. In the absence of Member E. Patrick Maguire, LEED AP, the Chair appointed Associate Member Jessica L. Porter to sit in his stead. The hearings were duly advertised for this meeting of the ZBA on *The Dedham Times* on March 27, 2015, and April 3, 2015, in accordance with the requirements

of MGL Chapter 40A, Section 11. Legal ads were placed for two consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings, and notification regarding each hearing was sent to the neighboring towns (Boston, Needham, Canton, and Westwood).

The subject property is known and numbered as 17 Roosevelt Road, Dedham, MA, and is shown on Dedham Assessors' Map 196, Lot 26. The certified plot plan indicates that the Subject Property (Lot 19) contains 7,000 square feet of land and has 70 feet of frontage. According to the Dedham Zoning Map, the Subject Property is located in the Single Residence B zoning district. Currently, the property is occupied by single family dwelling. According to the records maintained by the Dedham Board of Assessors, the dwelling was constructed in 1950.

The Applicants are requesting a six-month extension of an approval granted on April 16, 2014, and filed with the Town Clerk on May 13, 2014, for construction of a single family dwelling with 70 feet of frontage, 7,000 square feet total lot area, and front yard width of 70 feet. Mr. Hampe provided the background for this request. As a condition of the approval, the Applicants have to bring the sewer line down Fillmore Road to their lot and that of a neighbor at 29 Roosevelt Road, which has proven expensive (\$80,000). They are in the process of selling their father's home to facilitate this. The closing is expected to take place at the end of the month. The Applicant is asking for a six-month extension to pull the appropriate permits in order to begin construction. *Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements, and MGLA Ch. 40A, §10*

No one on the Board or in the audience spoke in favor or in opposition to the request.

Mr. Steeves made a motion to approve the six-month extension of approval granted on April 16, 2014, and filed with the Town Clerk on May 13, 2014, for construction of a single family dwelling with 70 feet of frontage, 7,000 square feet total lot area, and front yard width of 70 feet. Ms. Porter seconded the motion. The vote was unanimous at 5-0.

On a motion made by Scott M. Steeves and seconded by Jessica L. Porter, the Zoning Board of Appeals voted unanimously (5-0) to grant a six-month extension of an approval granted on April 16, 2014, and filed with the Town Clerk on May 13, 2014, for construction of a single family dwelling with 70 feet of frontage, 7,000 square feet total lot area, and front yard width of 70 feet.

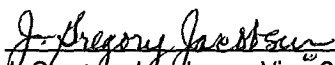
The Board was of the opinion that the Applicant meets the requirements of MGL Chapter 40A, Section 10, specifically that the Applicant would incur a hardship if the extension was not granted. There is no detriment to the public good or derogation in the intent of purpose of the bylaw. In granting of said variance, the ZBA finds that, after consideration of the criteria Dedham Zoning By-Law, the adverse effects of the Applicant's proposal will not outweigh its beneficial impacts on the Town and neighborhood and will not be substantially more detrimental to the neighborhood.

The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, a copy of this decision bearing the certification of the Dedham Town Clerk that twenty (20) days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County. Applicant is further advised that no waivers/variances will be issued by the Building Department until evidence is presented that this decision has been recorded in the Norfolk County Registry of Deeds. The Applicant should furnish the Zoning Board of Appeals with a receipt from the Registry of Deeds indicating that the decision has been filed.


Dated: April 15, 2015

Attest, by the Zoning Board of Appeals:

  
James F. McGrail, Esq., Chairman

  
J. Gregory Jacobsen, Vice Chairman

  
Scott M. Steeves

  
Jason L. Mammone, P.E.

  
Jessica L. Porter

Attest, by the Administrative Assistant:

  
Susan N. Webster

Copies of this decision are filed in the Dedham Town Clerk's office. Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning Department.

**Materials Submitted:**

- Letter from Kevin F. Hampe, Esq., requesting an extension